

MINUTES OF A SPECIAL JOINT MEETING OF THE HYRUM CITY COUNCIL AND HYRUM CITY PLANNING COMMISSION HELD THURSDAY, JULY 9, 2015 AT THE HYRUM CIVIC CENTER, 83 WEST MAIN.

CONVENED: 7:15 P.M.

CONDUCTING: Mayor Stephanie Miller

PRESENT: Mayor Stephanie Miller, Council Members Jared Clawson, Paul James, Martin Felix, Aaron Woolstenhulme, Scot Allgood, Planning Commission Chairwoman Terry Mann, Commissioners Jeff Nielsen, Brian Carver, Angi Bair, Wayne Olsen and Alternate Kevin Anderson.

EXCUSED: Planning Commissioner Wayne Olsen.

OTHERS PRESENT: City Administrator Ron Salvesen. Secretary Michelle Jensen recorded the minutes.

AGENDA

3. OTHER BUSINESS:
 - A. To discuss Hyrum City's General Plan.
 - B. To discuss residential lot sizes, frontage, setbacks, and sideyard requirements.
4. ADJOURNMENT

OTHER BUSINESS:

A. TO DISCUSS HYRUM CITY'S GENERAL PLAN.

Discussion:

Mayor Miller called the meeting to order at 7:35 p.m.

Councilman Felix suggested that we update somethings that are old. Mr. Felix suggested on page 6 (the page following the table of contents) that shows our city limits picture updated. He also suggested updating the sensus information page. Martin said to update Chapter 4, page 4-5 under urban forestry should be updated to 2015. Historic preservation now has a Historic Preservation Commission.

Councilmember Allgood suggested rethinking 4-6.

Councilmember Felix said we could add something there about the cabins.

Councilmember James suggested the Historic Preservation Commission present something for the General Plan.

Councilmember Felix said he would have that done at the next

meeting. He also wanted the public works department's information in chapter 9, specifically power to be looked over and each section updated. Mr. Felix wants to strike the line that states "The wind power purchase is part of an overall effort to maintain low power costs for local customers." He stated it is the most expensive power that we buy.

Councilmember James suggested looking at page 6-6 and updating the information. He suggested not putting a picture but maybe a reference to their webpage.

Commissioner Anderson suggested adding hyperlinks to websites, it will keep us more current.

Councilmember Allgood suggested on chapter 5 we look at the business section. Mr. Allgood stated he would help get that section updated and add a hyperlink to the Hyrum businesses. He would like to add that all business have the option to be highlighted on the website.

B. TO DISCUSS RESIDENTIAL LOT SIZES, FRONTAGE, SETBACKS, AND SIDEYARD REQUIREMENTS.

Discussion:

City Administrator Ron Salvesen said the biggest thing in chapter 2 is looking at leaving things as they are or changing lot sizes.

Councilmember James stated to look at what we are doing with our water, asking people to conserve.

Councilmember Clawson stated that he thinks there needs to be a mixed use, he quoted the general plan page 7-2 stating "Single-family home developments throughout the city should be required to provide a variety in size and quality in architectural design, steering away from cookie-cutter type developments." He states if you have a subdivision with varying size lots some might be 10 some might be 14 THOUSAND square feet and that gives you a mixture.

Councilmember James said we just approved a subdivision for Kartchner and the average lot size was 12,000 square feet.

Dan Larsen stated because of the three largest lots it brought the average up.

Councilmember James stated the lots are all above 10,000 square feet.

Dan Larsen said that is because they are working with a small piece, he stated if he could take a larger piece you could take eighty acres and put all 10,000 square foot lots on it.

Councilmember Woolstenhulme stated he is not sure we want that. He stated we do not want to end up with another wapiti.

Councilmember Allgood said we need to have those types of houses but you have taken away all the support to maintain the stability by having everything the same size.

Councilmember Woolstenhulme said they are all starter homes.

Councilmember James said to look at daybreak in Salt Lake City, they have 10,000 square foot lot sizes.

Commissioner Mann stated they also have a lot of open spaces as well.

Councilmember Clawson said you are comparing apples to oranges, you cannot compare us to Salt Lake City.

Councilmember James said that is the way to the future.

Commissioner Carver said the new lifestyle homes projects is going to have the same type of feel as daybreak. He said there is larger lots, smaller lots mixed together.

Councilmember Woolstenhulme said every single lot in the neighborhood non-profit is close to the same size, no variation.

Councilmember Felix stated the open space is only a half-acre.

Councilmember Woolstenhulme said yes and it is on a corner that will never get used, and they have offered it to the city as a park.

Councilmember James said that it is a concept plan and it is not the final say that is a concept plan.

Councilmember Felix said you needed to be at the council meeting Councilmember James, "it was you will not make us make a change, we dare ya."

Council James looked at the layout of the Non Profit housing development and read some lots sizes; 11,830, 11,107, 11,169.

Councilmember Woolstenhulme said yes but they are all the same, it is 211 of all the same.

Councilmember Clawson stated in the general plan on improvements of 6200 South between 165 and hammer road would greatly enhance the flow of traffic between Hyrum and east Hyrum, and we put seven stop signs there. If we are going to have corridor roads let's make them corridor roads.

Commissioner Nielsen said they tried and they had their traffic

engineer at Planning Commission and they said it flows better.

Ron Salvesen said we need to be careful we do not want side yards or rear yards facing our major roads, look at what has happened on Highway 101. Ron stated he thinks it would be best if they fronted those homes out onto 6200 South. He said that the Neighborhood Non-Profit is coming to see him tomorrow to discuss this.

Councilmember James asked if they were going to cookie cutter the 12,000 square foot lots.

Councilmember Clawson said no in the general plan it states we would need variation and he thinks the developers should do that, they should make everything look mixed up.

Councilmember James said the development needs an average, but what are you going to do when it is not a development. He stated this was done so people could do lot splits also.

Councilmember Clawson said you could do something like a mini-subdivision.

Commissioner Nielsen said it was that way for years, in a mini-subdivision you could have 82.5 frontage and that was the only place in town that you could.

Councilmember Clawson said it is usually your corner lot that you need the 10,000 square foot lot.

Councilmember James said what if we said on developments of four or more lots you need an average of 11,000 with a minimum lot size of 9,900.

Commissioner Nielsen said when we talked about going to the smaller lot size it was because less frontage so the city has to maintain less, small yards don't take up so much water and those reason seemed valid at the time and he thinks they still are.

Councilmember Clawson said yes but the whole cookie cutter thing is not.

Commissioner Nielsen said he agrees.

Commissioner Clawson said in his thinking one bigger lot will use less water than three smaller lots because you have less water handlers.

Commissioner Nielsen said he agrees but you also have three tax bases.

Councilmember Clawson said yes but does housing bring in revenue. Jared stated we spend more than we bring in.

Councilmember James said that is in taxes, you are making money in the enterprise funds.

Councilmember Clawson said there are some gains in having houses.

Commissioner Carver stated in the net end you spend more servicing residential than you get back, however with less frontage you spend less.

City Administrator Ron Salvesen stated the snow plow doesn't care if there is ten houses or twenty on a street it is the same amount of work to plow the road.

Councilmember Woolstenhulme said yes but we need to think about what we want Hyrum to be, do we want it to be a bunch of cookie cutter houses or a varied place to live.

Councilmember Clawson said he had drove through Nibley and they have varied lot sizes and you can see it.

Commissioner Nielsen said he agrees he would like to see some varied lot sizes, he likes the idea of having an average lot size of 12,000 square feet and you can have a minimum of 10,000 square feet.

Dan Larsen said it is the same problem in every city. He stated that one thing that is unique about Hyrum is they only have one residential zone, other cities have many zones which forces the variation.

Commissioner Carver asked where he seen the marketing trending.

Dan Larsen stated smaller.

Councilmember Felix asked if it was because of lot prices.

Councilmember James said that and people don't want to take care of bigger yards.

Councilmember Clawson said back to daybreak, to get those smaller lots you have to give up open space, a density bonus.

Councilmember James said why doesn't the planning commissioner put something together and make a recommendation.

Commissioner Anderson said most of the undesirable attributes that come from smaller houses and smaller lots isn't because the lot is small, it is because of what we allow to take place there. He stated the developers get anxious and maybe a little bit greedy and they put lesser cost of infrastructure, lesser cost of gutter and it snowballs. He stated people then get unhappy in there starter homes because it is not capable of providing them with what they want. Mr. Anderson wants to see what we can do to keep these

people in these homes. He stated such as water, if a house does not have a sprinkler system they will use more water than one that does, so why don't we look at some of the things that are within capability. He said when we put in water restrictions we should give incentives to people to put in things like sprinkler systems, lot size is not the only issue at hand.

Councilmember Woolstenhulme said if we have a smaller lot size we take Kevin's ideas and say it's not just a small lot but a beautiful place.

Councilmember James said what if we have a subdivision that wants all 10,000 square foot lots but they have a huge area in the back for them.

Councilmember Clawson said right now we do not have that in place so they can just build all 10,000 square foot lots.

Councilmember James said if we could do it with some open space small lots sized can be very attractive.

Commissioner Anderson said the transition between open spaces is a tricky thing, he thinks it needs to be managed at the community level, not state or county. He said when we build a development you transition from the farmer taking care of the open space to the city.

Commissioner Nielsen said in the county they say you have to have 10 acres per lot.

Councilmember Felix said we need to look at where we think development is going to go and what future annexation is going to look like. He said we should have something in the general plan that says if we extend south this is what we are going to do.

Councilmember James said we have R2 that has larger lots and animal rights.

Commissioner Carver said it worries him to have a minimum lot size allowed but an average lot size required because if we have a subdivision with five 10,000 square foot lots and five 14,000 square foot lots they will end up selling the five 10,000 square foot lot and the 14,000 square foot lots will sit vacant.

Commissioner Clawson said in a cul-de-sac area you will pick up some of those larger lots.

Dan Larsen said the city fights cul-de-sacs.

Councilmember James said he lives in one and loves it but he sees the reasons why the city doesn't like them, it is very hard to keep up in the snow.

Councilmember Clawson said the four times a year we actually push snow it is a pretty good pay off.

Commissioner Carver asked if we have to require that there is big lots, can we say that there is a minimum lot size and give them the option.

Councilmember James said it says 9,900 square foot lot or larger.

Councilmember Clawson said that is where your density bonus comes in.

Councilmember Carver said that is only if they want a lot smaller than our minimum.

Councilmember Clawson said he would like a varied lot size with a varied frontage not cookie cutter, it states that in the general plan and somehow they are sneaking in on us.

Councilmember Allgood said variation creates a community and not a ghetto.

Commissioner Anderson said you are being factious to think a rich man is going to live with the poor man, you are going to build a subdivision and attract a certain demographic.

Clawson said he agrees, if you have a subdivision full of 3,000 square foot homes that is what people are going to build. HE said good development brings in good development, poor development brings in poor development. He wants to make it as attractive as possible so people build a decent size home and they want to stay for a while.

Councilmember James said you will always have that, people always want to move out and get their own place.

Councilmember Clawson said we do not want Hyrum to be a consistent starter home place and there be nowhere for them to be so they have to go to Providence when they are ready to move up.

Councilmember Felix said his block has seen three families move in from east of eighth.

City Administrator Ron Salvesen said he would caution them to be careful about picking too much on the homes that are being built.

Dan Larsen said it comes down to the builder, a builder will build a certain type of home and meet a certain demographic. He said if you could get a builder to only build half the homes in his own subdivision it would be more varied.

Commissioner Bair said for her she hears the commute into town more than the smell or quality of home.

Dan Larsen said the best thing for forcing varied lot size is natural land.

City Administrator Ron Salvesen said we could put something in the code to encourage curved roads and cul-de-sacs if that is what they wanted.

Councilmember Woolstenhulme said we want attractive places.

Commissioner Nielsen said with some character to them.

Councilmember Clawson said he is still in the mind set of varied lot sizes and we need to up our minimum.

Councilmember James said we do have varied lot size.

Councilmember James said he believes we should have kept it at 12,000 and made them come with concessions if they wanted anything lower.

Dan Larsen asked what kind of concessions would you like to see.

Councilmember Clawson said put something into parks or something.

Dan Larsen asked if they could keep some of the impact fee then.

Councilmember Clawson said heavens no.

City Administrator Ron Salvesen said our park impact fees are some of the highest and maybe we want to lower those fees and require more open space.

Councilmember Woolstenhulme asked what the total impact fee is.

City Administrator Ron Salvesen said water is \$2,400, sewer is \$1,600, Irrigation \$800 and then you have your hookup fees you will run \$8,500 to \$10,000. Ron said we checked around at cities and in the past our park impact fees were the highest in the valley and we looked at that and now we are in the middle. He said those are things that the legislature is watching.

Councilmember James said he is from the city and he is good with a small lot, Jared is a farmer and wants to have a big lot.

Councilmember Clawson asked each councilmember where they were at.

Councilmember Allgood said he thinks there needs to be variation but he thinks 10,000 square feet is plenty.

Councilmember Felix said he thinks probably the same as Scot.

Councilmember Woolstenhulme said he is for variation, he wants things to be different.

Commissioner Carver asked if the lot size anxiety is a result of the neighborhood non-profit, it makes sense.

Councilmember Woolstenhulme said yes but not necessarily a lot size issue but they are all exactly the same.

Councilmember James said he didn't agree with changing setbacks, he thinks thirty foot setbacks on front and back is fine.

Commissioner Carver said we allow for variability in the PUD ordinance could we say something if it is bigger than forty lots or twenty acres then it has to be a PUD.

Commissioner Nielsen said the problem with that is someone will develop a twenty lot subdivision and then move on with a different entity and different subdivision he will develop a new subdivision.

Commissioner Bair said the nonprofit did a focus group and that is the layout they preferred, not the curved roads.

Councilmember James said these are different homes, these people are building their own houses.

Commissioner Anderson said the problem is the next guy that moves in, ten years down the road.

City Administrator Ron Salvesen said David Zook at Nibley City said they have been one of the best developers they have worked with, they were sad to see them go to Hyrum and not stay in Nibley.

Commissioner Nielsen said there was zero character in the design.

Councilmember Felix said the biggest thing we need to worry about is their phasing so we are not stuck with ten dead ends.

Councilmember James said this was a concept plan that we approved and in the site plan we can make recommendations and do the things that need to be done.

Councilmember Woolstenhulme asked councilmember James if we annexed the property right below him and put one of these in would he be okay with it.

Councilmember James said if he couldn't afford to buy it he would do his best to make it the best it could be done. He said if he could afford to buy it and he didn't want the development he would buy the place, but he can't so he would do the next best thing, he would be a neighbor that would be involved and be a neighbor that makes suggestions to make it better rather than say you can't do that to your property.

Councilmember Clawson said on the roads how much authority do we have to say you can't come out here with seven different accesses.

He said that question needs to be answered.

Councilmember James said we also asked for a lot of it, we changed the right of way for roads.

City Administrator Ron Salvesen said we are allowing sixty on the side streets.

Councilmember James said we need to have the staff study some of the other cities and get back to us.

Councilmember Clawson said back to the roads what authority do we have to on the corridor roads to limit accesses in and out.

Commissioner Nielsen said he couldn't see anything that would let us restrict the number of access to even a main road in the code.

Councilmember Clawson said we ought to have something in the in reference to roads.

Commissioner Nielsen said he believes we also should, especially anything considered a collector road we need to limit access to them, just like UDOT does, they do it for a reason.

Mayor Miller said she wanted to wrap the meeting up, as far as the general plan she would like those amendments made and that be brought back to the city council for approval and the other things they have been talking about they can continue to have further discussion about. Mayor told the council that Ron, Kevin, and herself have been in meetings with Nibley City and Providence City regarding the waste water treatment plant and next Thursday they will be bringing some number and scenarios that the council can look at.

Councilmember Woolstenhulme asked if we are giving them more concession than we already have.

Mayor Miller said there is more to understand, there is some creative things that we can do that will make it work for them and we will still get our money. Mayor stated they have had a study done by Zion's and they have given them back a report of what each city will have to pay.

Ron Salvesen said we owe it to the residents of Hyrum to really look at this, it is not only Providence and Nibley's last chance to ever have this type of a sewer it is also Hyrum's last chance, we are going to go at it alone from here on forward if we don't look at this openly and decide if this is the best thing for Hyrum in ten years, twenty years. Ron said Brent always told him if you ever get a chance to do a regional sewer you look at it, in his opinion it was probably the best way to go. He said it does so many things to control cost going forward and reduces the risk of running a plant on our own, he said it may not work, the numbers

may not be there but we owe it to ourselves and our residents to look at all the options and that is what they are hoping to do. Ron said the mayors are very willing to come have conversation with our council and talk about it and explain their side and what they are looking at.

Councilmember James said the timing has to be there too because Logan needs an answer.

City Administrator Ron Salvesen said he thinks they have those things under control.

Councilmember Woolstenhulme said we shouldn't be pressured into anything.

City Administrator Ron Salvesen said the state also understands on the financing and they have indicated that part of money will be there if we decide to do this, there is money that can be put to this.

ADJOURNMENT:

**ACTION There being no further business before the Planning
Commission, the meeting adjourned at 8:59 p.m.**

Stephanie Miller
Mayor

ATTEST:

Michelle Jensen
Secretary

Approved: August , 2015